

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 20th November 2019

Application Number	19/1134/FUL	Agenda Item	
Date Received	13 th August	Officer	Aaron Coe
Target Date	20 th November		
Parishes/Wards	Trumpington		
Site	9 Whitelocks Drive, Trumpington, Cambridge, CB2 9DN.		
Proposal	Single storey side and rear extension.		
Applicant	Mr and Mrs Siva.		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">• The proposal would not have any significant adverse impact on the neighbouring properties in terms of loss of light, enclosure, loss of privacy or noise and disturbance.• The proposed extension would not harm the character or appearance of the host dwelling or the street scene.• The proposal would retain an acceptable amount of outdoor amenity space for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.9 Whitelocks Drive is a four storey detached property located within the Clay Farm development site, approximately 3.7km south of Cambridge City Centre between Trumpington to the west, and Addenbrooke's Hospital to the east.
- 1.2 The property is part of the Countryside Properties Development site, parcels 1B, 2 and 5, approved under planning application reference 12/0794/REM.
- 1.3 Immediately to the south of the application site is currently a haul road which is being used for construction traffic. However, as approved under the reserved matters application (12/0794/REM) the area immediately to the south of the application site boundary will be significantly landscaped in the future.
- 1.4 The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal involves a single storey side and rear extension with the addition of a veranda to the first floor. The single storey side extension is proposed to extend 7 metres on the southern flank of the property and an additional 8 metres to the rear. The proposed extension is set back approximately 2 metres from the boundary treatment that exists at the front of the property. The proposal also involves a new boundary treatment along the southern side of the boundary in the form of a hit and miss brick wall to replace the existing perforated timber fencing.
- 2.2 The materials proposed include brick work to match the existing, glazing and flat bronze metal for the veranda feature.
- 2.3 The application is accompanied by the following supporting information:
 1. Drawings
 2. Design Statement

3.0 SITE HISTORY

19/0266/FUL	Single Storey Side and Rear extension	Withdrawn
18/1223/FUL	Single Storey Side and Rear extension	Withdrawn

4.0 PUBLICITY

- | | | |
|-----|------------------------|-----|
| 4.1 | Advertisement: | No |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | No |

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2019

Planning Practice Guidance 2014

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: Presumption in favour of sustainable development

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

5.3 City Wide Guidance

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on behalf of the highway authority.

Cambridge City Council Urban Design team

6.2 The side and rear extension will be visible from the street scene but due to careful design and brickwork selection the appearance of the extension is acceptable. To the south of the application site there will be a future cycleway link that will be heavily planted. This will limit views of the proposed development. The scale and massing of the proposal is acceptable in design terms. The materials are acceptable in design terms but will be subject to a planning condition.

Cambridge City Council Environmental Health Officer

6.3 No objection subject to condition.

Cambridge City Council Nature Conservation officer

6.4 The development is acceptable subject to condition.

Cambridge City Council Drainage Officer

As Submitted

6.5 The proposals are unacceptable as they are located within flood zone 3 and do not meet the requirements of the Environment Agency's standing advice. The properties on Whitelocks Drive were constructed with a floor level above the 1 in 100 year level plus climate change. The extension must have a floor

level no lower than the FFL of 14.25m AOD i.e. the same as the existing building, to be acceptable.

As Amended

- 6.6 Additional information and clarification confirmed that the levels are likely to be much higher than any past predicted flood levels when looking at the next closest predicted levels just north of long road even accounting for climate change increases. The proposal is acceptable.

Cambridge City Council Arboricultural Officer

- 6.6 The proposed development is acceptable subject to conditions.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 3 Whitelocks Drive
 - 7 Whitelocks Drive
 - 24 Whitelocks Drive
 - 28 Whitelocks Drive
- 7.2 The representations can be summarised as follows:
- Concerned by the proposed increased size of the property
 - Concerned the proposal overdevelops the existing garden
 - Concerned by the visual impact of the altered boundary treatment
 - Concerned by the impact on the plantation corridor to the east of the application site.
 - Concerned by the impact on open aspects and sight lines when heading east towards the Country Park.
 - Concerned the proposed materials will not match the existing.
 - Concerned the proposed development is not in accordance with relevant planning documents including the Clay Farm Design Code 2011.
 - Concerned the proposal is not in accordance with the 2016 Transfer Deed for the property.
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

Principle of development

- 8.1 The proposed development involves the creation of an office space and a ground floor dining space which the property does not currently have. The principle of altering and extending residential properties is supported by Policy 58 of the Cambridge Local Plan (2018). Policy 58 of the 2018 Local Plan recognises that over time residential developments may require alterations to meet the needs of the occupiers. It advises that subject to their careful design, and not having an adverse impact on the surrounding character or neighbouring amenity, extensions to dwellings should be supported. The proposal is therefore acceptable in principle.

Context of site, design and external spaces

- 8.2 The proposed extension would be situated to the side and rear of the dwelling and would be visible from Whitelocks Drive. The rear element of the extension projects 8 metres beyond the existing rear building line. Given that the proposal is single storey and is not proposed to run hard along the southern boundary for the entire depth of the proposed extension it is not considered to be visually harmful to the characteristics of the locality. There have been objections in respect of the loss of the openness due to the proposed development. However, it is considered that due to the design of the boundary treatment and single storey nature of the extension the proposed development is not considered to detrimentally impact the existing sight lines when looking eastwards towards the Country Park from the strategic link. Moreover, there is already an existing 1.8 metre high fence (venetian style) in place and the replacement of this boundary with a perforated brick wall with a similar height towards the plantation is not considered to have an adverse impact on the character of the surrounding area or the intentions of the Clay Farm Design Code 2011. This view is supported by the City Council Principal Urban Designer who was heavily involved in the creation of the Clay Farm Design Code 2011.
- 8.3 A reasonable amount of external amenity space is proposed to be retained as part of the application. The proposal also maintains a 7 metre separation from the plantation which is in accordance with other properties within the Aura development parcel adjacent to the plantation. Therefore, this is considered acceptable and the visual amenity of the plantations is maintained.
- 8.4 The addition of the veranda feature with bronze metal detailing to match the existing material is considered acceptable.
- 8.5 In respect of the extension element, due to careful brickwork design the external structure will be conceived as a garden wall that connects the ground floor extension to the garden boundary, combined with the setback of the building from the boundary wall at the rear element. It is proposed that both the wall and the extension will to be constructed in brickwork to match the existing dwelling and the use of the same brick is proposed for the boundary

wall, this is considered acceptable and is supported. A condition has been attached to secure the details of the external materials (including glazing) prior to the commencement of development.

- 8.6 The application also proposes a chimney feature, the location and height of the chimney is a Building Control issue and covered by Approved Document J (Combustion appliances and fuel storage systems) of The Building Regulations. There is no similar statutory planning legislation that relates specifically to chimneys/wood-burning stoves or similar, which could be used to assess such proposals. Therefore, the details of the chimney will be further assessed at Building Regulation stage and will require the approval of the building inspector.
- 8.7 In my opinion the proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 58, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed development is proposed to be situated 12 metres from the common boundary with number 7 Whitelocks Drive and approximately 20 metres from the flank wall of the property. Given the significant separation and single storey nature of this proposal. It is considered that there will not be any issues in respect of overshadowing or overlooking.
- 8.9 On the basis of the above evaluation, the proposals are not considered to have a harmful impact on residential amenity, and are in compliance with Cambridge Local Plan 2018 policies 55, 56 and 58.

Car and Cycle Parking

- 8.10 The car and cycle parking arrangements are proposed to remain as existing. This is considered to be acceptable and in accordance with Cambridge Local Plan 2018 policy 82.

Trees

- 8.11 The City Council Arboricultural Officer has assessed the application and offered support subject to the submission of an Arboricultural Method Statement to ensure the trees of importance surrounding the site are protected during construction. This has been secured through the inclusion of conditions 5,6 and 7.

Ecology

- 8.12 The City Council ecology officer has assessed the application and offered support subject to the submission of details and specification of the biodiverse roof. This has been secured through condition 8.

Other matters

- 8.13 The existence of a private covenant or non compliance with property transfer deeds is not a material planning consideration and the applicant will require permission from the master developer prior to implementing the proposed development.

Third Party Representations

- 8.14 Four third party representations have been received. The following matters have been raised:

Table 1: Representations Received:

Issue	Officer response/ report section
Additional massing is unacceptable	Paragraph 8.2
Overdevelopment of the garden space	Paragraph 8.3
Visual impact of altered boundary treatment	Paragraph 8.4
Impact on the plantation	Paragraph 8.2
Impact on the open aspects and sight lines when heading west towards the Country Park.	Paragraph 8.2
Lack of compliance with Clay Farm Design Code 2011	Paragraph 8.2
Proposal is not in accordance with Transfer Deed for the property	Paragraph 8.13

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

- 1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2.The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to

Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018, policy 35).

4. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials (including glass types to be used for walling or other glazed features) to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55 and 57)

5) Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

6) The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

7) If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

8) Prior to the commencement of development a plan detailing the speciation of the biodiverse roof shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, substrate type, the seed mix and additional planting, and maintenance programme, if relevant. The roof shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of responding suitably to climate change, water management and biodiversity enhancements. (Cambridge Local Plan 2018; Policies 31 and 70).